

LEASE

5855 STEWART STREET

5855 Stewart Street Milton, FL 32570



PROPERTY DESCRIPTION

3,700 SF Available for Lease. This corner property sits on nearly a half acre with multiple access points, including a drive through into the industrial portion of the building from Stewart St onto Applegate St. via the 2 roll up doors on the building. ~200 Ft of private office space adjoins the nearly 500 SF of commercial retail space fronting Stewart St. The center and rear of the building is dedicated for workshop, warehouse, storage and mechanical type uses. This location also includes a fenced lot adjoining the northern portion of the building. Demographics within a 5 mile radius include a Total Population of 53,276 and an Average House Hold Income of \$97,462. AADT counts of 17,000 on Stewart St. with access to US Hwy 90 less than 2 miles south.

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Number of Units:	1
Available SF:	3,700 SF
Lot Size:	0.4 Acres

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,116	9,479	19,297
Total Population	5,478	24,093	53,276
Average HH Income	\$75,085	\$94,458	\$97,462

PROPERTY HIGHLIGHTS

- AADT 17,000. Corner Property. 2 Roll Up Doors. Fenced Lot.

Melissa Glyptis Simpson
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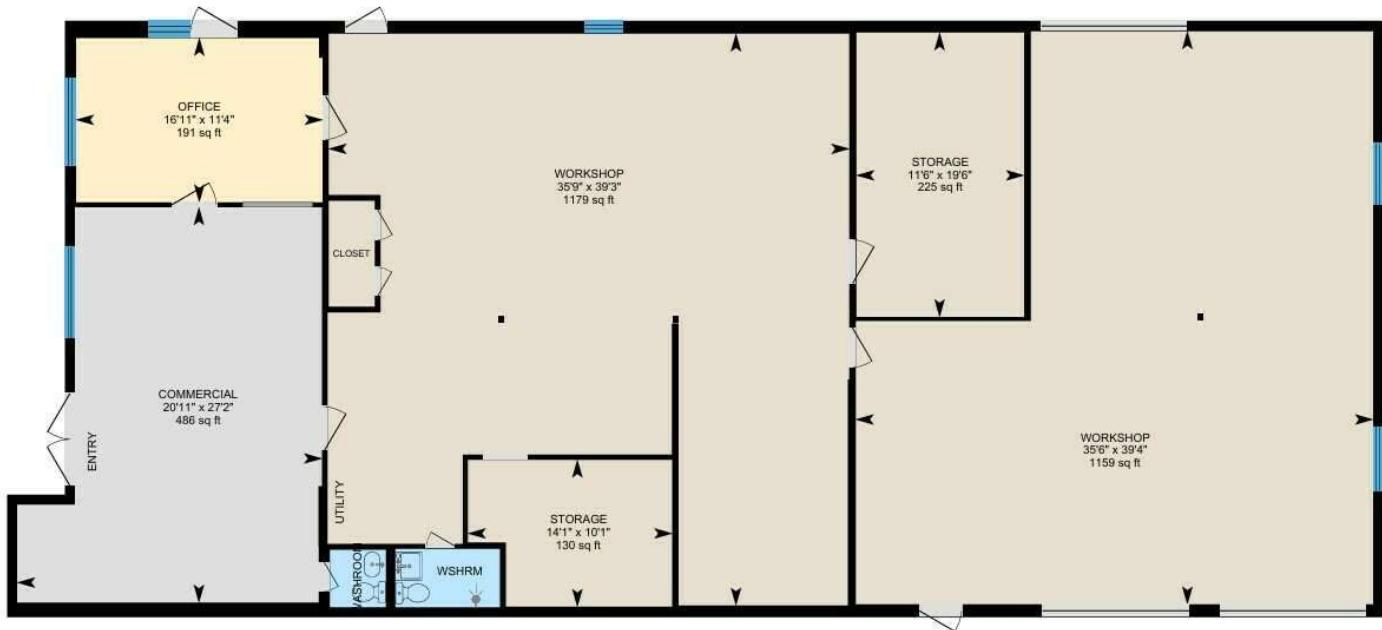


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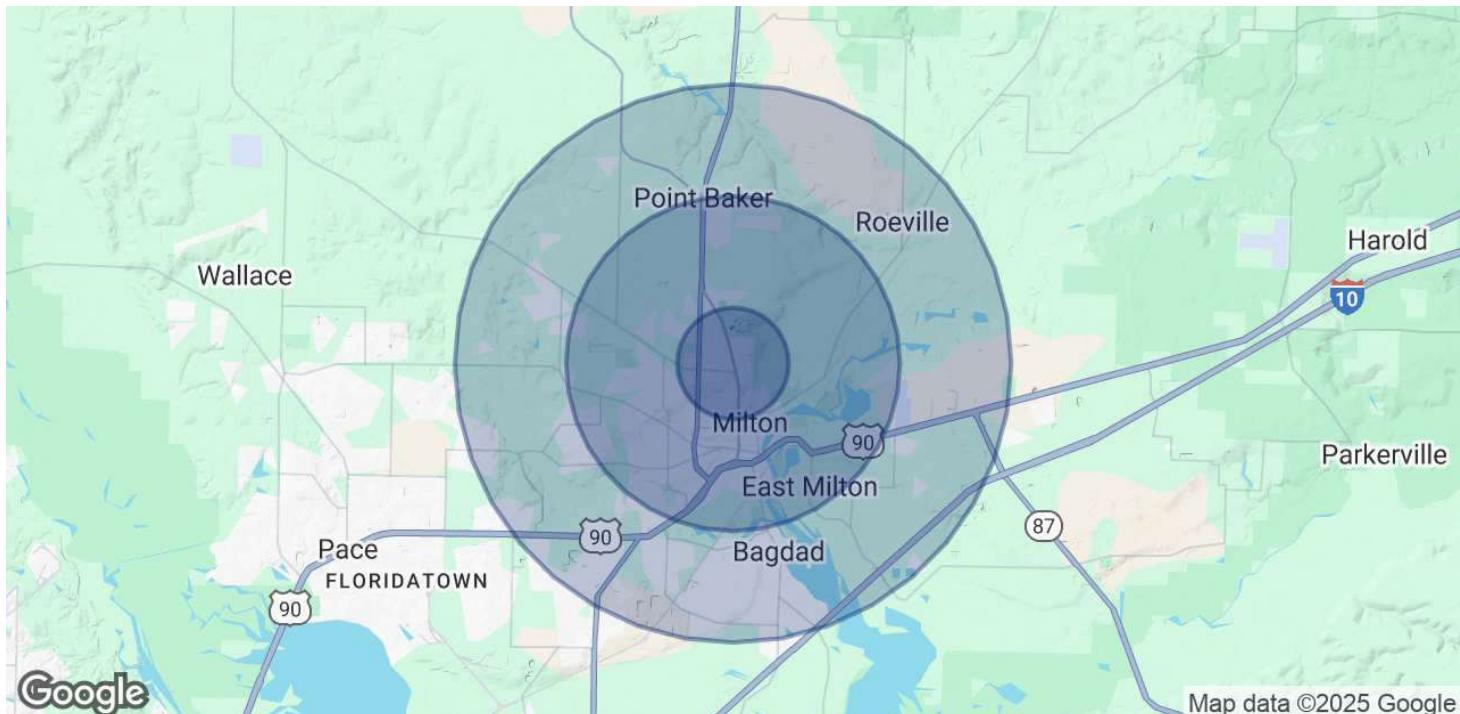


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,478	24,093	53,276
Average Age	39	41	41
Average Age (Male)	37	40	40
Average Age (Female)	40	43	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,116	9,479	19,297
# of Persons per HH	2.6	2.5	2.8
Average HH Income	\$75,085	\$94,458	\$97,462
Average House Value	\$194,984	\$287,880	\$281,101

Demographics data derived from AlphaMap

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